

**Town of Dallas Board of Aldermen Work Session**  
**Dallas Historic Courthouse, 131 N. Gaston St. Dallas**  
**Tuesday, August 26<sup>th</sup>, 2025 5:00 PM**

Hayley Beaty, Mayor  
Frank Milton  
Hoyle Withers

Sam Martin, Mayor Pro-Tem  
Jerry Cearley  
Alan Cloninger



**1. Invocation and Pledge of Allegiance to the Flag** *(Please stand for Invocation and remain standing for Pledge of Allegiance)*

**2. Motion to Approve Agenda with Additions or Deletions**

**3. New Business**

A. Duke Power Rates	1
B. Gaston Aquatics Agreement	2
C. § 35.11 Knox Boxes	3
D. § 153.113 Variance And Special Use Permits For Non-Conforming Uses	5
E. Chapter 76: Parking Schedule I	9
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J. Town Committees Restructuring	24
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**4. Mayor's Report**

**5. Aldermen's Report**

**6. Manager's Report**

**7. Adjourn**

# TOWN OF DALLAS, NORTH CAROLINA

## REQUEST FOR BOARD ACTION

DESCRIPTION: Duke Power Rates

AGENDA ITEM NO. 3A

MEETING DATE: 8/26/2025

### BACKGROUND INFORMATION:

During the FY2026 budget discussions, town staff presented information on Duke Power's forecasted rates for wholesale power sold to the Town and what we charge our customers per kWh. In recent discussions, staff was asked to bring before the board some updated numbers on what the projections look like for this fiscal year.

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MANAGER RECOMMENDATION: Discussion on Duke Power Wholesale rates

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BOARD ACTION TAKEN:

# TOWN OF DALLAS, NORTH CAROLINA

## REQUEST FOR BOARD ACTION

DESCRIPTION: Gaston Aquatics Agreement

AGENDA ITEM NO. 3B

MEETING DATE: 8/26/2025

### BACKGROUND INFORMATION:

Recently, Donna Taylor with Gaston Aquatics Inc, has sent a request to the Town Manager for an extension to the current Economic Development Agreement between the Town of Dallas and Gaston Aquatics for assurance that the bank is requesting as well as that they are in compliance in case the building is not completed within the original 36 months that was set in the original agreement (April 15, 2022). During discussions between Donna and myself, she would be content with an extension to July 2026 with the understanding that if something goes wrong or unforeseen, we would allow for another short extension.

Also, attached is an easement for the two buildings in which house our Parks and Recreation supplies and equipment as well as the electrical area connected to the buildings that we need to approve.

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MANAGER RECOMMENDATION: Discussion on Gaston Aquatics Topics

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BOARD ACTION TAKEN:

# TOWN OF DALLAS, NORTH CAROLINA

## REQUEST FOR BOARD ACTION

DESCRIPTION: § 35.11 KNOX BOXES

AGENDA ITEM NO. 3C

MEETING DATE:8/26/2025

### BACKGROUND INFORMATION:

Fire Chief Earl Withers submitted a staff initiated text amendment. The text amendment adds language to Section 35.11 requiring any property or business obtaining a permit for an interior remodel or demolition must be required to add a Knox Box, with the exception of properties that are used solely for Single-Family Residential.

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MANAGER RECOMMENDATION: Discussion on text amendment to be approved and adopted at the September Board Meeting.

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BOARD ACTION TAKEN:

§ 35.11 KNOX BOXES.

(A) A Knox Box is a secure rapid entry system designed to be used by Fire Department personnel in the event of an emergency to gain entry into a structure by using the enclosed, owner provided, key(s).

(B) Applicability.

(1) A Knox Box system shall be required on all new commercial structures and multi-tenant residential structures containing automatic sprinkler systems or fire alarm systems.

(2) Existing properties and business are highly encouraged, but not required, to purchase a Knox Box system.

(3) If a property or business obtains permits for an interior remodel or demolition, said property or business shall be required to add a Knox Box. Properties being remodeled used solely as Single-Family residential are not required to add a Knox Box.

(4) Knox Boxes shall be located on the address side of the building near the front door, mounted between five and six feet from ground level.

(5) The owner and/or tenant of the building is responsible for ensuring that all required and current entry keys are in the Knox Box at all times.

(6) Approved devices can be ordered online at [www.knoxbox.com](http://www.knoxbox.com).

(Ord. passed 2-14-2023)

# TOWN OF DALLAS, NORTH CAROLINA

## REQUEST FOR BOARD ACTION

DESCRIPTION: 153.113 Text Amendment

AGENDA ITEM NO. 3D

MEETING DATE:8/26/2025

### BACKGROUND INFORMATION:

Staff has submitted a Text Amendment to allow for legally established, non-conforming, single-family homes to be remodeled, repaired, or rebuilt, regardless of the cost.

The current Zoning Ordinance only allows for non-conforming, single-family structures to be remodeled, repaired, or rebuilt, so long as the cost of such actions do not exceed 50% of the reproduction value of the structure.

Staff believes this ordinance is overly restrictive, does not allow for a consistent pattern of development in the Town and is not in step with the spirit and intent of the Zoning Ordinance.

Attached is the proposed staff report and proposed Text Amendment.

MANAGER RECOMMENDATION: Discussion on text amendment to be approved and adopted at the September Board Meeting.

BOARD ACTION TAKEN:

### 153.113 VARIANCE AND SPECIAL USE PERMITS FOR NON-CONFORMING USES

(3) (a) The non-conforming use of any building or structure which is damaged to an extent exceeding 50% of its then reproduction value, exclusive of foundations, by fire, flood, explosion, earthquake, war, riots or Act of God, shall be discontinued, and such building or structure shall thereafter be used only in conformance with the provisions of the zone in which located.

(b) Any non-conforming use in existence five years prior to October 8, 2019 that is located within the B-3 Central Business District may continue to operate as its current non-conforming use in the event that the building or structure housing the non-conforming use is damaged, regardless of the extent, as long as a zoning and building permit as required for rehabilitation to resume operations is obtained within nine months of the damage occurrence.

**(c) Any legally established single-family use that became non-conforming due to a subsequent change in zoning that is damaged, regardless of the extent may be repaired to continue its non-conforming use.**

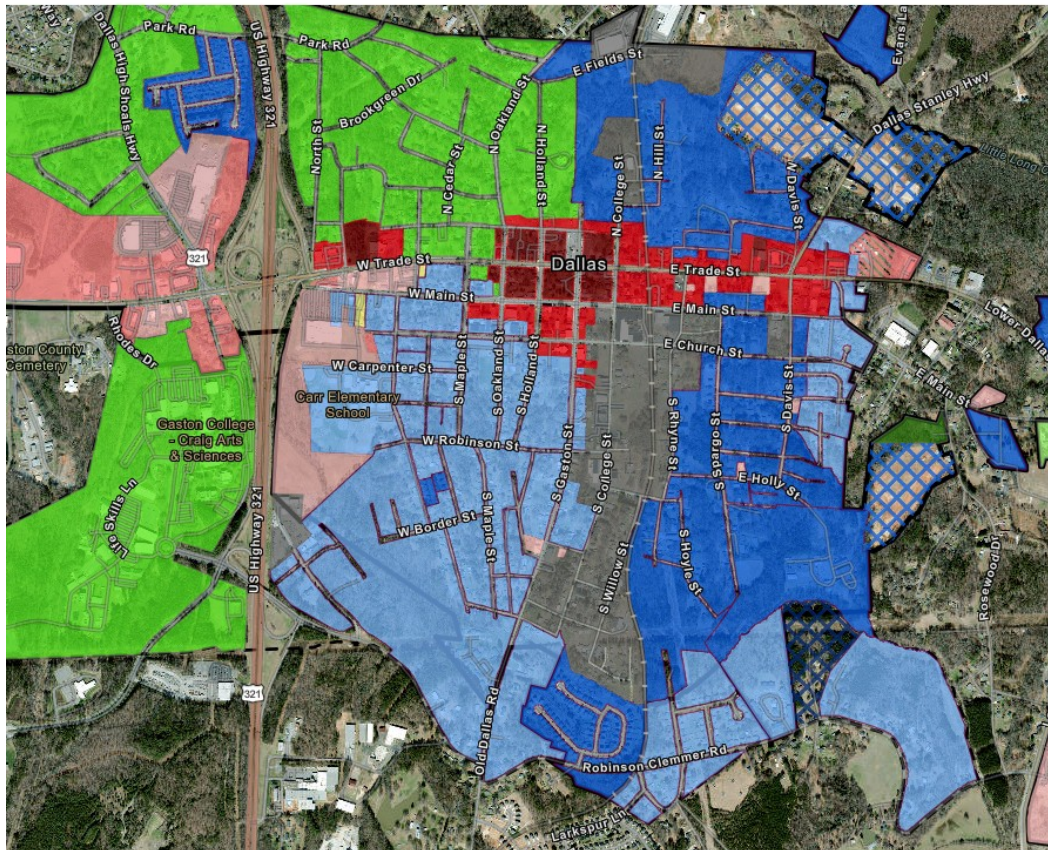
**(d) Any legally established single-family use that became non-conforming due to a subsequent change in zoning may be voluntarily demolished and rebuilt to continue its non-conforming use, provided that the new structure is constructed within the same footprint as the original structure.**

# Staff Report

## Zoning Text Amendment Request: T-2025-01

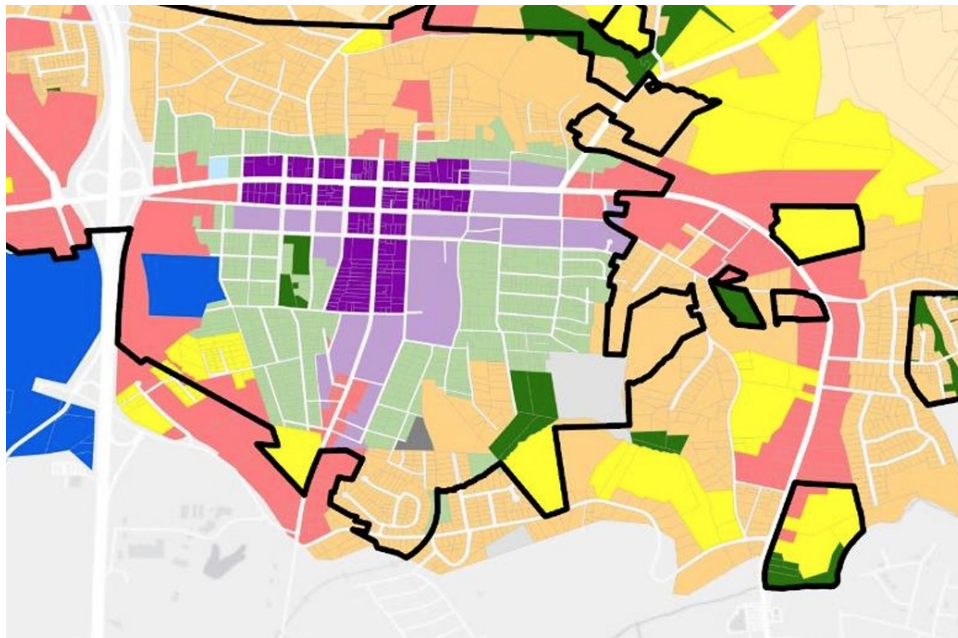
**Request:** To allow for legally established, non-conforming, single-family homes to be remodeled, repaired, or rebuilt, regardless of the cost.

**Staff Analysis:** The requested Text Amendment, if adopted, will allow for legal non-conforming, single-family homes to be rebuilt in all zoning districts in the Town. The Town's current zoning ordinance and districts were established over 50 years ago. As development patterns change over time, the zoning ordinance needs to be updated to reflect those changes. From the attached *Town of Dallas Zoning Map*, you can see many parcels zoned I-2 and B3-P that currently maintain a legal non-conforming, single-family use. Preventing the remodeling, repair, and rebuilding of these structures creates an undue burden on residents and developers.





**Comprehensive Land Use Plan:** The proposed text amendment is consistent with the *2030 Comprehensive Land Use Plan*. One of the guiding principles calls for the Town to “Communicate Strategic, Well-Planned Allocation of Land Uses” with strategy 6.4.1 recommending the Town “Update building and permitting codes to ensure new and existing structures comply with health, safety, and design quality standards”. The Text Amendment will ensure existing single-family structures can continue to comply with health, safety, and design quality standards. The *Future Land Use Map* recommends Mixed-use neighborhood and Urban neighborhood zonings for much of the affected area. Single-family housing is allowed and encouraged within the Mixed-use neighborhood and Urban neighborhood zoning.



**Staff Recommendation:** Considering the concerns for harmonious growth in established neighborhoods within the Town and consistency with the *2030 Comprehensive Land Use Plan*, staff recommends the text amendment as proposed.

# TOWN OF DALLAS, NORTH CAROLINA

## REQUEST FOR BOARD ACTION

DESCRIPTION: Chapter 76: Parking Schedule I

AGENDA ITEM NO. 3E

MEETING DATE:8/26/2025

### BACKGROUND INFORMATION:

Staff was directed to bring the Parking Schedule to the upcoming work session to discuss roads to be added to the schedule for no parking.

Staff has discussed options of either adding streets with widths under 19ft to not allow street parking **OR** less than 24ft not allow street parking.

Trash, fire and electrical trucks are wider then 8ft, when they have to run off the road to pass, it compromises the ditch line and can cause stormwater issues not to mention it deteriorates the edge of roadbeds which causes asphalt to crack.

Attached is the current parking schedule, Powell Bill streets, and a draft of the parking schedule with changes and comments.

On the draft, replaced 'Side' to 'Width', replaced 'From' to 'Block'(for better clarity). Roads appearing multiple times were combined into one listing, reflecting the correct block number(s). The highlighted Powell Bill streets indicate those currently listed on the parking schedule.

MANAGER RECOMMENDATION: Discuss streets to be added to Parking Schedule I.

BOARD ACTION TAKEN:

**SCHEDULE I: PARKING PROHIBITED.**

(A) Parking prohibited at all times upon any of the streets or portions of streets as follows (see §2.03):

<b><i>On Street</i></b>	<b><i>Side</i></b>	<b><i>From</i></b>	<b><i>To</i></b>	<b><i>Added/Amend</i></b>
<b><i>On Street</i></b>	<b><i>Side</i></b>	<b><i>From</i></b>	<b><i>To</i></b>	<b><i>Added/Amend</i></b>
Alexander	Both	S. Davis	Dead end	10-13-1998
W. Church	North	Approx. 105 feet from Holland	Approx. 195 feet from Holland	3-14-2000
N. College	Both	E. Trade	End of N. College	7-8-1997
N. Davis	Both	E. Main St.	E. Trade St.	11-13-2012
S. Davis	West	E. Alexander	E. Holly	-
S. Davis	Both	E. Main Street	E. Church	3-9-1999
E. Gibbs	Both	S. Willow	S. Legion	1-8-1974
N. Hoffman	East	W. Trade	South side of first driveway entrance	12-29-1989
N. Hoffman	West	W. Trade	W. Main	12-29-1989
N. Hoffman	Both	W. Trade	W. Wilkins (except during church)	10-8-1996
N. Hoffman	Both	W. Wilkins	McSwain	10-8-1996
E. Holly	Both	S. Davis	End of E. Holly	-
Johnson	Both	Hoyle	S. Rhyne	4-17-2001
Lee	Both	Pine	150 feet from Pine to Ridge	10-9-1990
W. Lee	Both	S. Pine	Ridge	1-8-1974
S. Maple	Both	W. Robinson	200 feet south of intersection	8-13-1991
E. Peachtree St.	Both	S. Spargo St.	S. Davis St.	2-9-2021
S. Pine St.	Both	Lee St.	W. Border St.	11-10-2020
Poplar	North and east	N. Davis	End of Poplar	12-3-1974
S. Rhyne	East	Driveway at First Baptist	End of brick wall in front of church	-
S. Ridge	Both	W. Carpenter	W. Lee	1-8-1974
E. Robinson St.	Both	S. Spargo St.	S. Davis St.	2-9-2021
W. Robinson	Both	S. Maple Street	Maple	11-9-1981
S. Spargo	West	E. Carpenter	Holly	9-9-1986
S. Spargo	Both	E. Robinson	Holly	12-12-1989
E. Trade	South	Southeast corner of Gaston-Trade	Entrance to tire service	1-13-1987
S. Willow	Both	E. Church	End of pavement on S. Willow	3-5-1975
W. Main	South	Pine	20 feet west of Pine	4-14-1998

E. Wilkins	Both	N. Gaston	Dead end	6-9-1998
S. Davis	Both	E. Church	E. Alexander	4-8-2008
E. Carpenter	Both	S. Spargo	S. Summey	4-8-2008
E. Jenkins	Both	S. Gaston	S. College	5-11-2010
S. Oakland	Both	W. Church	W. Robinson	12-13-2011
W. Robinson	Both	S. Ridge	S. Pine	12-11-2017
Park Rd.		Dallas High Shoal Highway	Town limits	8-10-2021
North St.	Both	W. Wilkins	Park Rd.	3-14-2023

(B) For above: parking permitted in marked spaces on east side of S. Oakland at Rescue Squad/Civic Building.

(Prior Code, § H-Sch-II)

Highlighted streets are currently on Parking  
Schedule I

TOWN OF DALLAS POWELL BILL STREETS							
	Street Name	length (Feet)	Length (Miles)	Width (Feet)	Material	Curb	Notes
	Alder Ridge Lane	555	0.11	24	Asphalt	yes	added 2012
	Alder Ridge Way	178	0.03	32	Asphalt	yes	added 2012
	Aldershot Ct	196	0.04	24	Asphalt	yes	added 2014
	Alexander Street	262	0.05	18	Asphalt	no	
	Ayrshire Lane	885.43	0.17	24	Asphalt	yes	new/07
	Balthis Street	396	0.08	19	Asphalt	no	
	Ben Rich Street	769	0.15	19	Asphalt	no	
	Boardwalk Court	272	0.05	24	Asphalt	yes	new/04
	Border Street	963	0.18	18	Asphalt	no	
	Bradford Court	611	0.12	24	Asphalt	yes	
	Braham Court	193	0.04	24	Asphalt	yes	new/07
	Britt Lane	345	0.07	24	Asphalt	yes	
	Broad Leaf Court	993	0.19	24	Asphalt	yes	added 2012
	Broad Leaf Court	692	0.13	24	Asphalt	yes	added 2015
	Brookgreen Drive	1517	0.29	20	Asphalt	no	
	Carlton Street	434	0.08	18	Asphalt	no	
	Carol Summey Drive	1180.98	0.22	24	Asphalt	yes	new/07
East	Caroline Street	422	0.08	18	Asphalt	no	
West	Caroline Street	468	0.09	16	Asphalt	no	
East	Carpenter Street	1424	0.27	19	Asphalt	no	
West	Carpenter Street	1483	0.28	21	Asphalt	no	
	Cedar Street	1001	0.19	19	Asphalt	no	
	Chadwick Circle	175	0.03	20	Asphalt	no	
	Chestnut Street	338	0.06	17	Asphalt	no	
East	Church Street	3071	0.58	19	Asphalt	mix	
West	Church Street	2210	0.42	28	Asphalt	mix	
	Cloninger Street	696	0.13	18	Asphalt	no	
North	College Street	1341	0.25	36	Asphalt	mix	
South	College Street	3680	0.70	25	Asphalt	mix	
	Davis Hills Drive	772	0.15	29	Asphalt	yes	added 2025
North	Davis Street	1820	0.34	17	Asphalt	no	
South	Davis Street	1877	0.36	18	Asphalt	no	
	Dogwood Drive	394	0.07	16	Asphalt	no	
	Eastway Drive	2474	0.47	32	Asphalt	yes	added 2014

	Street Name	length (Feet)	Length (Miles)	Width (Feet)	Material	Curb	Notes
	Eden Glen Drive	2161	0.41	24	Asphalt	no	
	Fields Street	1527	0.29	24	Asphalt	no	
	Gaston Street	385	0.07	32	Asphalt	yes	
East	Gibb Street	944	0.18	17	Asphalt	no	
West	Gibb Street	623	0.12	17	Asphalt	no	
	Groves Street	639	0.12	16	Asphalt	no	
	Guernsey Court	506	0.10	24	Asphalt	yes	new/07
	Heather Ridge Rd	462	0.09	24	Asphalt	yes	added 2014
	Hill Street	1155	0.22	17	Asphalt	no	
	Hoffman Street	1163	0.22	20	Asphalt	no	
North	Holland Street	2399	0.45	17	Asphalt	mix	
South	Holland Street	2587	0.49	18	Asphalt	mix	
	Holly Street	1182	0.22	18	Asphalt	no	
	Holsten Drive (SR-1734)	1654	0.31	18	Asphalt	no	
	Hoyle Street	1360	0.26	16	Asphalt	no	
	Ingle Street	421	0.08	17	Asphalt	no	
East	Jenkins Street	976	0.18	17	Asphalt	no	
	Jersey Blvd. (SR-1739)	265.7	0.05	18	Asphalt	no	
	Johnson Street	370	0.07	16	Asphalt	no	
	Katherine Court	751	0.14	24	Asphalt	yes	
	Lawrance Street	287	0.05	16	Asphalt	no	
	Lay Street	407	0.08	16	Asphalt	no	
	Lee Street	610	0.12	16	Asphalt	no	
	Legion Street	266	0.05	17	Asphalt	no	
	Lewis Street	2045	0.39	19	Asphalt	no	
	Long Creek Church Drive	675	0.13	19	Asphalt	no	
	Loraine Street	879	0.17	16	Asphalt	no	
East	Main Street	2909	0.55	27	Asphalt	mix	
West	Main Street	2887	0.55	27	Asphalt	mix	
	Maple Street	4179	0.79	18	Asphalt	mix	
	Maxwell Court	603	0.11	24	Asphalt	yes	added 2025
	McSwain Road	1429	0.27	19	Asphalt	no	
	Meadow Creek Dr	184	0.03	24	Asphalt	yes	added 2014
	North Street	1976	0.37	17	Asphalt	no	
North	Oakland Street	412	0.08	33	Asphalt	yes	

	Street Name	length (Feet)	Length (Miles)	Width (Feet)	Material	Curb	Notes
South	Oakland Street	1581	0.30	33	Asphalt	mix	
	Overland Drive	1478	0.28	29	Asphalt	yes	added 2025
	Park Place Drive	1006	0.19	24	Asphalt	yes	
	Pasour Street	332	0.06	16	Asphalt	no	
	Peachtree Street	1142	0.22	18	Asphalt	no	
	Pine Street	2603	0.49	17	Asphalt	no	
	Poplar Street	842	0.16	16	Asphalt	no	
	Puett Street	879	0.17	19	Asphalt	no	
	Queen's Drive	861	0.16	20	Asphalt	no	
	Red Leaf Court	565	0.11	24	Asphalt	yes	added 2015
North	Rhyne Street	423	0.08	16	Asphalt	no	
South	Rhyne Street	2755	0.52	18	Asphalt	no	
	Richard Stevens Dr. (SR-1733)	812.8	0.15	18	Asphalt	no	
	Ridge Street	1630	0.31	17	Asphalt	no	
East	Robinson Street	1804	0.34	18	Asphalt	no	
West	Robinson Street	2146	0.41	17	Asphalt	no	
	Saint Charles Drive	500	0.09	24	Asphalt	yes	
	Sam Rhyne Court	701	0.13	24	Asphalt	yes	new/04
	Smith Street	375	0.07	19	Asphalt	no	
South	Spargo Street	3039	0.58	18	Asphalt	no	
	Spargo Street	571	0.11	19	Asphalt	no	
	Spencer Springs Dr	448	0.08	24	Asphalt	yes	added 2014
	Springhill Court	305	0.06	20	Asphalt	no	
	Starr Street	450	0.09	18	Asphalt	no	
South	Summy Street	290	0.05	19	Asphalt	no	
	Summey Barker Dr. (SR-1729)	2216.45	0.42	18	Asphalt	no	
	Summey Farm Drive	2405	0.46	22	Asphalt	mix	added 2015
	Sunnyfield Court	281	0.05	20	Asphalt	no	
	Sunset Circle	1002	0.19	19	Asphalt	no	
	Tall Oaks Drive	1251.5	0.24	24	Asphalt	yes	added 2014
	Terry Street	242	0.05	16	Asphalt	no	
	Village Center Drive	1285	0.24	24	Asphalt	yes	added 2014
North	Walnut Street	1097	0.21	17	Asphalt	no	
East	Webb Street	563	0.11	18	Asphalt	no	
	Webb Street	822	0.16	19	Asphalt	no	

	Street Name	length (Feet)	Length (Miles)	Width (Feet)	Material	Curb	Notes
	Westbury Court	1091.5	0.21	24	Asphalt	yes	added 2014
East	Wilkins Street	604	0.11	16	Asphalt	no	
West	Wilkins Street	2633	0.50	20	Asphalt	mix	
	Willow Street	1894	0.36	17	Asphalt	no	
	Worth Street	602	0.11	16	Asphalt	no	
	WTP Access Road	244	0.05	18	Asphalt	no	new/04
	WWTP Access Road	1097	0.21	18	Asphalt	no	
	<b>Totals</b>	122236	23.15				
<b>TOWN OF DALLAS NON-POWELL BILL STREETS</b>							
	Byers Street	679	0.13	13	Asphalt	no	
	Cloninger Street Ext.	302	0.06	13	Asphalt	no	
	Groves Street	1499	0.28	12	Asphalt	no	
	Long Creek Church Drive	486	0.09	10	Asphalt	no	
	Long Creek Church Drive	91	0.02	14	Asphalt	no	
	Monarch Drive	432	0.08	12	Asphalt	no	
	Pasour Street	150	0.03	15	Gravel	no	
	Thornburg Street	210	0.04	14	Asphalt	no	
	<b>Totals</b>	3849	0.73				



SCHEDULE I: PARKING PROHIBITED.

(A) Parking prohibited at all times upon any of the streets or portions of streets as follows (see § 72.03):

<i><b>On Street</b></i>	<i><b>Width</b></i>	<i><b>Block</b></i>	<i><b>Added/Amend</b></i>
E. Alexander	18	600	10-13-1998
W. Church (Change)	28	North	3-14-2000
N. College	36	100	7-8-1997
N. Davis	17	100	11-13-2012
S. Davis	18	100 to 400	3-9-1999; 4-8-2008
E. Gibbs (All?)	17	Both	1-8-1974
N. Hoffman	20	100 to 300	12-29-1989; 10-8-1996
E. Holly	18	400 to 600	-
E. Johnson	16	400	4-17-2001
W. Lee	16	400 to 500	1-8-1974; 10-9-1990
S. Maple (All?)	18	100 to 600	8-13-1991
E. Peachtree St.	18	500	2-9-2021
S. Pine St.	17	300 to 400	11-10-2020
Poplar	16	500	12-3-1974
S. Rhyne (All?)	18	100 to 400	-
S. Ridge (All?)	17	200 to 300	1-8-1974
E. Robinson St.	18	500	2-9-2021
W. Robinson (All?)	17	100 to 600	11-9-1981
S. Spargo (All?)	18	100 to 500	9-9-1986; 12-12-1989
E. Trade (Change)		South	1-13-1987
S. Willow (All?)	17	200; 400 to 700	3-5-1975
W. Main	27	400 to 600	4-14-1998
E. Wilkins (Change)	16	Both	6-9-1998
E. Carpenter	19	500 to 600	4-8-2008
E. Jenkins (All?)	17	100 to 300	5-11-2010
S. Oakland	33	200 to 300	12-13-2011
Park Rd.		700 to 1000	8-10-2021
North St.	17	200 to 700	3-14-2023

(B) For above: parking permitted in marked spaces on east side of S. Oakland at Rescue Squad/Civic Building.

(Prior Code, § H-Sch-II)

### Changes

W. Church - (Amending ordinance from 3-14-2000 document shows Approx. 105 feet from N. Oakland; Approx. 195 feet from N. Oakland.) Parking Schedule shows **from and to Holland**.

N. College - from E. Trade to N. College. – Change to 100 block to 500 block to cover all of N. College?

N. Davis - E. Main St. to E. Trade St. Leave it as 100 block or add all of N. Davis?

S. Davis - E. Main Street to E. Church; E. Church to E. Alexander; E. Alexander to E. Holly; Combined as E. Main to E. Holly, 100 to 400 block.

E. Gibbs – From S. Willow to S. Legion. Leave as 300 block or all of E. Gibbs as 100 to 300 block?

N. Hoffman - W. Trade to W. Main; W. Trade to South side of first driveway entrance; W. Trade to W. Wilkins (except during church); W. Wilkins to McSwain. Combined as W. Main to McSwain, 100 to 300 block.

E. Holly –

E. Johnson –

W. Lee –

S. Maple – Add all of S. Maple

E. Peachtree St –

S. Pine –

Poplar –

S. Rhyne – Change to all of S. Rhyne instead of small portion?

S. Ridge – Change to all of S. Ridge

E. Robinson –

W. Robinson – Change to all of W. Robinson?

S. Spargo – Change to all of S. Spargo instead of from E. Carpenter to E. Holly

E. Trade – Referring to the old Ratchford's parking? Need to update or remove

S. Willow – Small portion from E. Church to end of pavement on S. Willow. Do we add S. Willow from E. Webb to E. Gibbs?

W. Main – Schedule references 20 ft west of Pine St. Change to 400 to 600 block?

E. Wilkins – Now a small driveway, either remove or add E. Wilkins that is from N. Terry to N. Spargo to schedule as 400 block.

E. Carpenter –

E. Jenkins – Change to cover all of E. Jenkins 100 to 300 block.

S. Oakland –

Park Rd –

North St –

Look at the widths of other roads and determine which roads to add to the parking schedule.

Add – Davis Hills (Overland Dr, Maxwell Ct, Davis Hills Dr)

# TOWN OF DALLAS, NORTH CAROLINA

## REQUEST FOR BOARD ACTION

DESCRIPTION: § 72.99 Penalty Text Amendment

AGENDA ITEM NO. 3F

MEETING DATE:8/26/2025

### BACKGROUND INFORMATION:

Staff was directed to update the penalty for 72.99 due to being outdated. The proposed text amendment will update the penalty to be in accordance with General Statue §14-4.

Attached is the proposed text amendment with changes.

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MANAGER RECOMMENDATION: Discussion on text amendment to be approved and adopted at the September Board Meeting.

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BOARD ACTION TAKEN:

## **Per NCGS 14-4.b:**

### **§ 72.99 PENALTY.**

(A) If any person shall violate an ordinance regulating the operation or parking of vehicles, he or she shall be responsible for an infraction and shall be required to pay a penalty of not more than fifty dollars \$50.00. (G.S. § 14-4(b))

~~(A) Generally. Any person violating any of the restriction on stopping, standing or parking of motor vehicles imposed by ordinance of the town may, within 15 days of the time that a written notice for the violation was attached to his or her vehicle, pay to the official designated as a penalty for and in full satisfaction of the violation the sum of \$2. Upon failure to make the payment heretofore designated, a written notice shall be mailed to the person, and if payment not be made within 48 hours after the time of mailing of the notice, the person shall be subject to a fine not to exceed \$50. Each day past the 48 hour window payment to satisfy the penalty is not received shall be considered a separate and distinct offense subject to the above penalty.~~

(Prior Code, § H-IV-19)

~~(B) Prima facie proof. In any prosecution charging violation of any ordinance of the town governing the stopping, standing or parking of a motor vehicle, without a driver, proof that the particular vehicle was parked in violation of the ordinance, together with the proof that the defendant was at the time of the parking the registered owner of the vehicle, shall be prima facie proof of the fact that the registered owner of the vehicle was the person who parked or placed the vehicle at the point where, and for the time during which, the violation occurred.~~

(Prior Code, § H-IV-20)

(Ord. passed 7-11-1978; Am. Ord. passed 8-9- 2022)

# TOWN OF DALLAS, NORTH CAROLINA

## REQUEST FOR BOARD ACTION

DESCRIPTION: Fee Schedule Changes

AGENDA ITEM NO. 3G

MEETING DATE: 8/26/2025

### BACKGROUND INFORMATION:

Within the first month of the new FY 2026 budget, we have had some items come up for discussion in which we need to amend our Fee Schedule for the 2026 fiscal year.

A. The fee for an appeal is within our Planning Department is currently set at \$550.00 per application. At the July work session, it was mentioned to drop the appeal fee down to \$100 per application

B. At the July Board Meeting, we amended our ordinance to include allowing Chickens. In doing so, it was approved that there would be a permit that citizens shall receive in order to have said chickens. However, we currently do not have a fee in our adopted schedule permitting this. Staff is suggesting a permit fee of \$50.00 to fall in line with our current fee schedule of an “addition permit.”

C. Recently, we have had a lot of requests for ACH payments to vendors instead of sending normal checks. Where this is quicker for the recipient to receive funds, its more work on staff overseeing the financials. Staff is proposing a \$50 fee to be applied to any vendor requiring the Town to send funds electronically, as opposed to allowing any other means of payment.

---

MANAGER RECOMMENDATION: Discussion on the fee schedule proposals to be approved and adopted at the September Board Meeting

---

BOARD ACTION TAKEN:

# TOWN OF DALLAS, NORTH CAROLINA

## REQUEST FOR BOARD ACTION

DESCRIPTION: FT Code Enforcement Position

AGENDA ITEM NO. 3H

MEETING DATE:8/26/2025

### BACKGROUND INFORMATION:

Discussion regarding the creation of a Full-Time Code Enforcement position

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MANAGER RECOMMENDATION:

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BOARD ACTION TAKEN:

# TOWN OF DALLAS, NORTH CAROLINA

## REQUEST FOR BOARD ACTION

DESCRIPTION: In Lieu of Payments

AGENDA ITEM NO. 3I

MEETING DATE: 8/26/2025

### BACKGROUND INFORMATION:

Recently, we have had an application completed for an in lieu payment to the Town. In the past, we have accepted these funds for the widening project from NCDOT that was scheduled to take place a few years back.

Having said that, in order to accept these funds going forward, staff is recommending the Town Board to formally adopt a policy that has the guidelines for the in lieu payments. Also, we must restrict these funds when we receive to follow GASB laws.

Staff will have a policy for you to view and discuss the highlights of at the August Worksession.

---

MANAGER RECOMMENDATION: Discussion on in lieu of payments

---

BOARD ACTION TAKEN:



# TOWN OF DALLAS, NORTH CAROLINA

## REQUEST FOR BOARD ACTION

DESCRIPTION: Town Committees Restructuring

AGENDA ITEM NO. 3J

MEETING DATE: 8/26/2025

### BACKGROUND INFORMATION:

The Town currently has the following committees in which we haven't assigned board members and staff to in a few years.

Façade Grant Committee  
Administration  
Community Development  
Recreation  
Public Works  
Public Safety

Mayor Beaty would like to discuss possibly adding committees to what the Town currently has.

---

MANAGER RECOMMENDATION: Discussion on current and proposed committees

---

BOARD ACTION TAKEN:

# TOWN OF DALLAS, NORTH CAROLINA

## REQUEST FOR BOARD ACTION

DESCRIPTION: Town Events – NG Homecoming/Bonfire

AGENDA ITEM NO. 3K

MEETING DATE: 8/26/2025

### BACKGROUND INFORMATION:

Last season during the North Gaston Homecoming parade, it was mentioned that the Town adopt this as a Town event each year.

Although this wasn't budgeted, if any funds should be spent on the homecoming parade this year we will have to approve a budget amendment, however; there shouldn't be much cost to this.

---

MANAGER RECOMMENDATION: Discussion on additional Town sponsored event

---

BOARD ACTION TAKEN:

# TOWN OF DALLAS, NORTH CAROLINA

## REQUEST FOR BOARD ACTION

DESCRIPTION: Z-2025-04 Certificate of Sufficiency

AGENDA ITEM NO. 3L

MEETING DATE:8/26/2025

### BACKGROUND INFORMATION:

Primos Partners LLC, representing the owners of parcels 170887, 170884, 170281, 170285, 170282, 170284 along Dallas Cherryville Highway, submitted an voluntary contiguous annexation petition of approximately 24.68 acres.

This application was submitted along with a rezoning petition Z-2025-04 requesting to establish R-10 (Single-Family Residential).

Staff was directed to investigate the sufficiency of the petition to determine if it meets the standards of 160A-31 at the Board of Aldermen Regular Meeting on August 12<sup>th</sup>, 2025. The petition has been deemed sufficient and the Board shall set a public hearing for the annexation of the property, per NCGS §160A-31(c).

MANAGER RECOMMENDATION: Set a Public Hearing for October 14<sup>th</sup>, 2025, for the voluntary contiguous Annexation of parcels 170887, 170884, 170281, 170285, 170282, 170284, per NCGS §160A-31(c).

BOARD ACTION TAKEN:

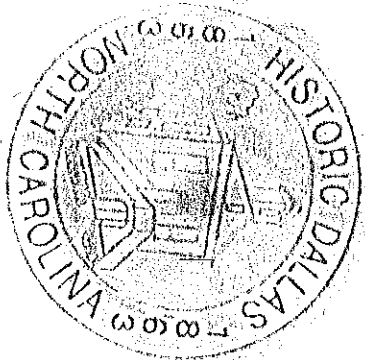
**CERTIFICATE OF SUFFICIENCY**

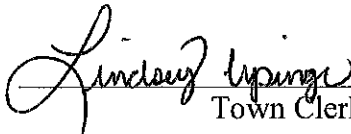
To the Board of Aldermen of the Town of Dallas, North Carolina:

I, Lindsey Tysinger, Town Clerk, do hereby certify that I have investigated the petition attached hereto and have found as a fact that said petition is signed by all owners of real property lying in the area described therein, in accordance with G.S. 160A-31.

In witness whereof, I have hereunto set my hand and affixed the seal of the Town of Dallas, this 20 Day of August 2025.

SEAL



  
\_\_\_\_\_  
Town Clerk

Re: Z-2025-04 Annexation- PID# 170887, 170884, 170281, 170285, 170282, 170284

TOWN OF DALLAS, NORTH CAROLINA

**PETITION FOR ANNEXATION**

PETITION NUMBER: \_\_\_\_\_

☒ Contiguous

☐ Non-Contiguous

DATE: June 16, 2025

FEE: \$550.00

Current Property Use: I-2 & R-1 Gaston County Zoning Requested Zoning: R-10

Planned Property Use: Single Family Detached Homes

**To the Board of Aldermen of the Town of Dallas:**

We, the undersigned owners of real property, respectfully request that the area described as

Primos on Hwy. 279, DALLAS, NC 28034, further identified as parcel ID #

170284, be annexed to the Town of Dallas.

**Print owner name(s) and information:**

Name Ruby Featherston Wallace, Carey Wallace Bumgardner Phone \_\_\_\_\_

Address 118 Meadowbrook Cir., Dallas, NC, 28034; 2555 Ranger Island Rd., Denver, NC 28037

Name \_\_\_\_\_ Phone \_\_\_\_\_

Address \_\_\_\_\_

Name \_\_\_\_\_ Phone \_\_\_\_\_

Address \_\_\_\_\_

**Attachments included with Petition:**

1. Legal description (as noted in property deed)
2. Letter outlining reasons for annexation request
3. List of Abutting Property Owners
4. Survey or Plat suitable for recordation
5. \$550 Fee

Owner's Signature: Carey Bumgardner Date: 6-18-25  
Carey Bumgardner Executor for Ruby Wallace

Owner's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Owner's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Received By: \_\_\_\_\_ Date: \_\_\_\_\_

TOWN OF DALLAS, NORTH CAROLINA

**PETITION FOR ANNEXATION**

PETITION NUMBER: \_\_\_\_\_



Contiguous



Non-Contiguous

DATE: June 16, 2025

**FEE: \$550.00**

Current Property Use: I-2 & R-1 Gaston County Zoning Requested Zoning: R-10

Planned Property Use: Single Family Detached Homes

**To the Board of Aldermen of the Town of Dallas:**

We, the undersigned owners of real property, respectfully request that the area described as

Primos on Hwy. 279, DALLAS, NC 28034, further identified as parcel ID

#'s 170887, 170884, 170281, 170285, 170282 be annexed to the Town of

Dallas.

**Print owner name(s) and information:**

276-744-3485 (Pat)

Name Mary Charles & James Patrick Murphy Phone ~~276-744-4385~~ (Pat) 276-233-6569 (Mary)

Address 580 Elk View Rd., Elk Creek, Virginia, 24236

Name \_\_\_\_\_ Phone \_\_\_\_\_

Address \_\_\_\_\_

Name \_\_\_\_\_ Phone \_\_\_\_\_

Address \_\_\_\_\_

**Attachments included with Petition:**

1. Legal description (as noted in property deed)
2. Letter outlining reasons for annexation request
3. List of Abutting Property Owners
4. Survey or Plat suitable for recordation
5. \$550 Fee

Owner's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

*James Patrick Murphy*

dotloop verified  
06/17/25 2:15 PM EDT  
UHS9-GMM8-AQA4-WY8Y

06/17/2025

Owner's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

*Mary Charles Murphy*

dotloop verified  
06/17/25 2:19 PM EDT  
V5PR-UXB7-PWMB-JZIB

06/17/2025

Owner's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Received By: \_\_\_\_\_ Date: \_\_\_\_\_

## Letter of Intent

To the Town of Dallas:

We intend to develop these parcels (170887, 170884, 170281, 170285, 170282, 170284) for single family detached homes using the Town of Dallas R-10 zoning requirements. Determining the exact locations of the floodplain, sanitary sewer, and if there are any wetlands will determine the exact number of single family detached homes we will be able to create using the R-10 zoning. We are hoping to get +/- 52 single family detached homes. We intend to tie into the existing sanitary sewer manhole located on Parcel 170284.

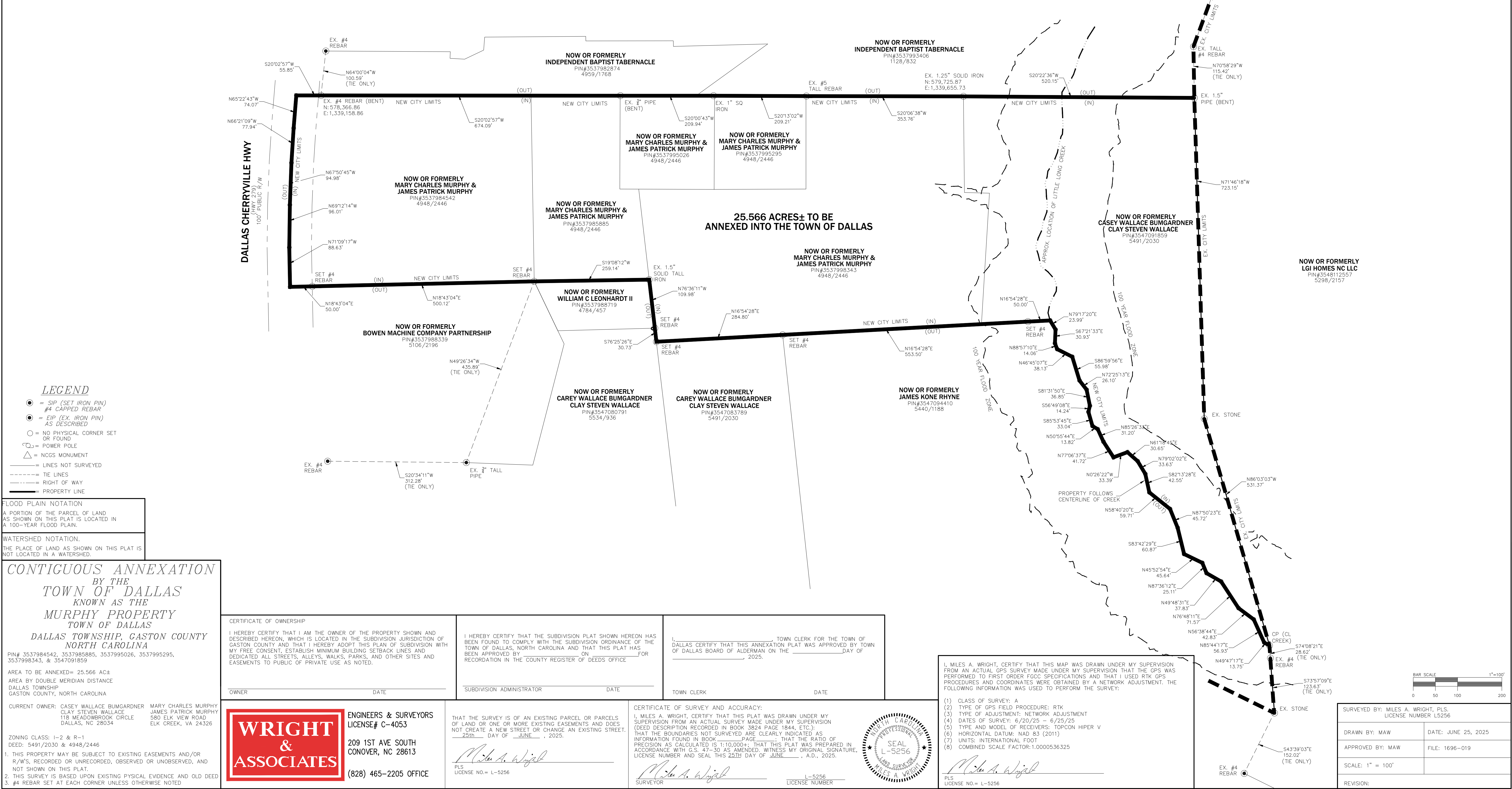
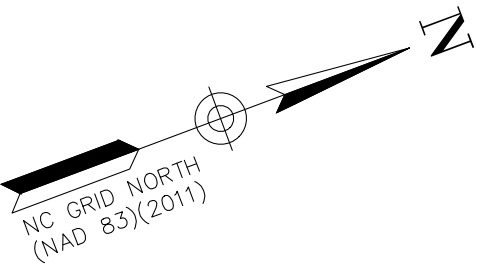
Thank you,

Primos Partners, LLC





VICINITY MAP



LEGEND

- = SIP (SET IRON PIN)
- # = CAPPED REBAR
- = EIP (EX. IRON PIN) AS DESCRIBED
- = NO PHYSICAL CORNER SET OR FOUND
- ⊕ = POWER POLE
- △ = NCOS MONUMENT
- = LINES NOT SURVEYED
- = TIE LINES
- - - - - = RIGHT OF WAY
- ===== = PROPERTY LINE

FLOOD PLAIN NOTATION  
A PORTION OF THE PARCEL OF LAND AS SHOWN ON THIS PLAT IS LOCATED IN A 100-YEAR FLOOD PLAIN.

WATERSHED NOTATION  
THE PLACE OF LAND AS SHOWN ON THIS PLAT IS NOT LOCATED IN A WATERSHED.

CONTIGUOUS ANNEXATION  
BY THE  
TOWN OF DALLAS  
KNOWN AS THE  
MURPHY PROPERTY  
TOWN OF DALLAS  
DALLAS TOWNSHIP, GASTON COUNTY  
NORTH CAROLINA

PIN# 3537984542, 3537985885, 3537995026, 3537995295, 3537998343, & 3547091859

AREA TO BE ANNEXED= 25.566 AC±

AREA BY DOUBLE MERIDIAN DISTANCE

DALLAS TOWNSHIP  
GASTON COUNTY, NORTH CAROLINA

CURRENT OWNER: CASEY WALLACE BUMGARDNER  
CLAY STEVEN WALLACE  
118 MEADOWBROOK CIRCLE  
DALLAS, NC 28034

MARY CHARLES MURPHY  
JAMES PATRICK MURPHY  
580 ELK VIEW ROAD  
ELK CREEK, VA 24326

ZONING CLASS: I-2 & R-1  
DEED: 5491/2030 & 4948/2446

1. THIS PROPERTY MAY BE SUBJECT TO EXISTING EASEMENTS AND/OR R/W'S, RECORDED OR UNRECORDED, OBSERVED OR UNOBSERVED, AND NOT SHOWN ON THIS PLAT.

2. THIS SURVEY IS BASED UPON EXISTING PHYSICAL EVIDENCE AND OLD DEED

3. #4 REBAR SET AT EACH CORNER UNLESS OTHERWISE NOTED

CERTIFICATE OF OWNERSHIP	
I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF GASTON COUNTY AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, ESTABLISH MINIMUM BUILDING SETBACK LINES AND DEDICATED ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER SITES AND EASEMENTS TO PUBLIC OF PRIVATE USE AS NOTED.	
OWNER	DATE

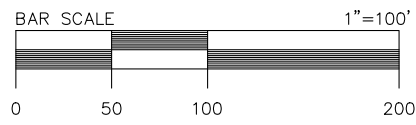
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION ORDINANCE OF THE TOWN OF DALLAS, NORTH CAROLINA AND THAT THIS PLAT HAS BEEN APPROVED BY _____ ON _____ FOR RECORDATION IN THE COUNTY REGISTER OF DEEDS OFFICE	
SUBDIVISION ADMINISTRATOR	DATE

I, _____, TOWN CLERK FOR THE TOWN OF DALLAS CERTIFY THAT THIS ANNEXATION PLAT WAS APPROVED BY TOWN OF DALLAS BOARD OF ALDERMAN ON THE _____ DAY OF _____, 2025.	
TOWN CLERK	DATE

I, MILES A. WRIGHT, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION THAT THE GPS WAS PERFORMED TO FIRST ORDER FGCC SPECIFICATIONS AND THAT I USED RTK GPS PROCEDURES AND COORDINATES WERE OBTAINED BY A NETWORK ADJUSTMENT. THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

- (1) CLASS OF SURVEY: A
- (2) TYPE OF GPS FIELD PROCEDURE: RTK
- (3) TYPE OF ADJUSTMENT: NETWORK ADJUSTMENT
- (4) DATES OF SURVEY: 6/20/25 - 6/25/25
- (5) TYPE AND MODEL OF RECEIVERS: TOPCON HIPER V
- (6) HORIZONTAL DATUM: NAD 83 (2011)
- (7) UNITS: INTERNATIONAL FOOT
- (8) COMBINED SCALE FACTOR: 1.0000536325

PLS \_\_\_\_\_  
LICENSE NO.= L-5256



ENGINEERS & SURVEYORS  
LICENSE# C-4053

209 1ST AVE SOUTH  
CONOVER, NC 28613

(828) 465-2205 OFFICE

THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND OR ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

25th DAY OF JUNE, 2025.

PLS \_\_\_\_\_  
LICENSE NO.= L-5256

CERTIFICATE OF SURVEY AND ACCURACY:

I, MILES A. WRIGHT, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 3824 PAGE 1844, ETC.). THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS INFORMATION FOUND IN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_. THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 25TH DAY OF JUNE, A.D., 2025.

PLS \_\_\_\_\_  
SURVEYOR

L-5256  
LICENSE NUMBER



SURVEYED BY: MILES A. WRIGHT, PLS. LICENSE NUMBER L5256	
DRAWN BY: MAW	DATE: JUNE 25, 2025
APPROVED BY: MAW	FILE: 1696-019
SCALE: 1" = 100'	
REVISION:	



Beginning at an existing bent #4 rebar, said rebar having NCGS Coordinates of N: 578,366.86 E: 1,339,158.86, said rebar being a common corner of Independent Baptist Tabernacle (4959/1768), thence with a common line of Independent Baptist Tabernacle the following five calls, N 20° 02' 57" E for a distance of 674.09 feet to an existing ¾" Pipe, thence N 20° 00' 43" E for a distance of 209.94 feet to an existing 1" Square iron, thence, N 20° 13' 02" E for a distance of 209.21 feet to a Tall #5 rebar, thence N 20° 06' 38" E for a distance of 353.76 feet to an existing 1.25" Square Iron, thence N 20° 22' 36" E for a distance of 520.15 feet to an existing 1.5" Bent Pipe, said pipe being a common corner of LGI Homes NC LLC (5298/2157), thence with a common line of LGI Homes NC LLC the following two calls S 71° 46' 18" E for a distance of 723.15 feet to an existing Stone, thence S 86° 03' 03" E for a distance of 531.37 feet to a point located in the centerline of Little Long Creek, said point also being a common corner of James Kone Rhyne (5440/1188), thence with the common line of Rhyne and following the centerline of Little Long Creek the following twenty six calls, thence, S 49° 47' 17" W for a distance of 13.75 feet to a point, Thence, S 85° 44' 17" W for a distance of 56.93 feet to a point, Thence, S 56° 38' 44" W for a distance of 42.83 feet to a point, Thence, S 76° 48' 11" W for a distance of 71.57 feet to a point, Thence, S 49° 48' 31" W for a distance of 37.83 feet to a point, Thence, S 87° 36' 12" W for a distance of 25.11 feet to a point, Thence, S 45° 52' 54" W for a distance of 45.64 feet to a point, Thence, N 83° 42' 29" W for a distance of 60.87 feet to a point, Thence, S 87° 50' 23" W for a distance of 45.72 feet to a point, Thence, S 58° 40' 20" W for a distance of 59.71 feet to a point, Thence, N 82° 13' 28" W for a distance of 42.55 feet to a point, Thence, S 79° 02' 02" W for a distance of 33.63 feet to a point, Thence, S 61° 18' 45" W for a distance of 30.65 feet to a point, Thence, S 00° 26' 22" E for a distance of 33.39 feet to a point, Thence, S 77° 06' 37" W for a distance of 41.72 feet to a point, Thence, S 85° 26' 33" W for a distance of 31.20 feet to a point, Thence, S 50° 55' 44" W for a distance of 13.82 feet to a point, Thence, N 85° 53' 45" W for a distance of 33.04 feet to a point, Thence, N 56° 49' 08" W for a distance of 14.24 feet to a point, Thence, N 81° 31' 50" W for a distance of 36.85 feet to a point, Thence, S 72° 25' 13" W for a distance of 26.10 feet to a point, Thence, N 86° 59' 56" W for a distance of 55.98 feet to a point, Thence, S 46° 45' 07" W for a distance of 38.13 feet to a point, Thence, S 88° 57' 10" W for a distance of 14.06 feet to a point, Thence, N 67° 21' 33" W for a distance of 30.93 feet to a point, Thence, S 79° 17' 20" W for a distance of 23.99 feet to a point, thence leaving the centerline of Little Long Creek and following the common line of James Kone Rhyne

(5440/1188) the following two calls S 16° 54' 28" W for a distance of 50.00 feet to a set#4 rebar, thence, S 16° 54' 28" W for a distance of 553.50 feet to a set#4 rebar, said rebar being a common corner of Carey Wallace Bumgardner and Clay Steven Wallace (5491/2030), thence continuing and following the common line of Bumgardner and Wallace S 16° 54' 28" W for a distance of 284.80 feet to a set #4 rebar, said rebar being a common corner of Carey Wallace Bumgardner and Clay Steven Wallace (5334/936), thence continuing and following the common line of Bungardner and Wallace Thence, N 76° 25' 26" W for a distance of 30.73 feet to a set #4 rebar, said rebar being a common corner of William C Leonhardt (4784/457), thence with the common line of Leonhardt the following two calls N 76° 36' 11" W for a distance of 109.98 feet to an existing 1.5" Solid Tall Iron, thence S 19° 08' 12" W for a distance of 259.14 feet to a set #4 rebar, said rebar being a common corner of Bowen Machine Company Partnership (5106/2196), thence with the common line of Bowen Machine S 18° 43' 04" W for a distance of 500.12 feet to a set #4 rebar, said rebar being on the Northern Margin on the 100' Public Right of Way of Dallas Cherryville Hwy (Hwy 279), thence continuing withing the Right of Way S 18° 43' 04" W for a distance of 50.00 feet to a point in the centerline of Dallas Cherryville Hwy, thence continuing with the centerline of Dallas Cherryville Hwy the following five calls, N 71° 09' 17" W for a distance of 88.63 feet to a point, thence, N 69° 12' 14" W for a distance of 96.01 feet to a point, thence N 67° 50' 45" W for a distance of 94.98 feet to a point, thence N 66° 21' 09" W for a distance of 77.94 feet to a point, thence N 65° 22' 43" W for a distance of 74.07 feet to a point, thence leaving the centerline of the Dallas Cherryville Hwy and continuing within the Right of Way N 20° 02' 57" E a distance of 55.85 feet to the point of beginning, containing 25.566 Acres to be Annexed by the Town of Dallas.